



CITY COUNCIL

Committee of the Whole

Monday, July 26, 2021

5:00 pm

Hybrid Meeting

Agenda

Due to COVID-19 the public is prohibited from attending the Committee of the Whole meeting. This meeting can be viewed on Facebook Live @ ReadingCityCouncil , on BCTV MAC Channel 99 or on the City's website while the meeting is taking place or at any time at <https://www.readingpa.gov/content/city-council-video>.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://readingpa.zoom.us/j/94746912811?pwd=ZWtlcVlvNjc4V0lrTTVGZ1V5eU90UT09>

Passcode: 637814

Or One tap mobile:

+16465588656,,94746912811#,,,,*637814# US (New York)

+13017158592,,94746912811#,,,,*637814# US (Washington DC)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782

or +1 346 248 7799 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 947 4691 2811

Passcode: 637814

- | | | |
|-------------|--|----------------|
| I. | Charter Amendment requiring Council Solicitor – M. Gombar | 30 mins |
| | <ul style="list-style-type: none">• Analysis of Charter Board Advisory Opinion #54• Does the amendment repeal Charter Section 801 stripping away the chief advisory role of the City Solicitor?• Which solicitor assists City Council at meetings, Conditional Use hearings, etc?• How much flexibility does City Council have when defining the role of the Council Solicitor? | |
| II. | Reassessment of Parking Meters in the 200-300 blocks of N. 9th St | 20 mins |
| III. | Fire Escrow Audit – M. Rodriguez | 15 mins |
| IV. | Agenda Review | |

Drafted by: City Clerk
Referred by: Charter Review Commission
Introduced on: December 9, 2019
Advertised on:

BILL NO. 9 2020

I, LINDA A. KELLENER, City Clerk of the City of Reading, Pa., do hereby certify that the foregoing is a true and correct copy of the Ordinance passed by the Council of the City of Reading, on the 13 day of Jan, A. D. 20 20. Witness my hand and seal as City Clerk this 20 day of Jan, A. D. 20 20.

[Signature]
CITY CLERK

AN ORDINANCE

AN ORDINANCE DIRECTING THE BERKS COUNTY BOARD OF ELECTIONS TO PLACE A REFERENDUM QUESTION BEFORE CITY VOTERS ON THE 2020 PRIMARY BALLOT WHICH WOULD AMEND THE CITY OF READING HOME RULE CHARTER TO ARTICLE II CITY COUNCIL TO PROVIDE CITY COUNCIL WITH THE ABILITY TO APPOINT THEIR OWN SOLICITOR

WHEREAS, The Charter currently requires that the City shall have one City Solicitor who serves both the Mayor and Council; and

WHEREAS, having one Solicitor serving both parties often creates conflicts and requires Council to retain outside legal counsel; and

WHEREAS, a duly appointed Charter Review Commission has recommend that said Home Rule Charter Article II be amended by adding a new Section 226 allowing Council to retain their own independent legal counsel and renumbering the remaining sections as set forth herein.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF READING HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Directing the Berks County Board of Elections to place the following referendum question to voters of the City of Reading on the 2020 primary ballot:

Creating a new Home Rule Charter Section 226 – City Council Solicitor
“Shall Section 226 of the Reading City Charter be amended to provide City Council with the ability to appoint their own Solicitor, as fixed by the annual budget?”

Simple Explanation

A “YES” vote means the City of Reading Home Rule Charter would be amended to provide City Council with the ability to appoint an attorney to work solely for City Council, eliminating the current conflict of having one Solicitor serving both the Executive and Legislative branches of government, as authorized by the annual budget and position ordinance.

A "NO" vote would retain the current language designating one City Solicitor who works for both the Mayor and City Council."

SECTION 2. This ordinance shall become effective ten (10) days after it's adoption, in accordance with Section 221 of the City of Reading Home Rule Charter.

Enacted Jan 13, 2020

President of Council

Attest:

City Clerk

Submitted to Mayor: _____

Date: 1/14/20

Received by the Mayor's Office: _____

Date: 1/14/20

Approved by Mayor: _____

Date: 1/22/2020

Vetoed by Mayor: _____

Date: _____

Exhibit A

ARTICLE II

§ 226. City Council Solicitor

City Council shall appoint a Council Solicitor who shall be a member of the Bar of the Supreme Court of Pennsylvania and experienced in municipal law. The Council Solicitor shall serve as legal advisor to City Council. Council's Solicitor shall perform professional legal services for City Council. The primary responsibility of the position of Council Solicitor is to advise City Council on questions of law. City Council's Solicitor shall have his or her own legal secretary to assist in the preparation of all opinions, memorandums, and whatever other correspondence is required in the performance of the Council Solicitor's duties. Compensation shall be fixed as Council, by budgetary provisions, provides, and who, in all other respects, shall be considered employees of the City.

F- City Council Solicitor - QUB
Duties F

CITY OF BETHLEHEM

Inter-Office Memorandum

SUBJECT: City Council Solicitor - Duties

TO: Members of City Council

FROM: Robert J. Donchez, President of Council

DATE: March 14, 2008

Attached for your reference is a copy of the City Council Solicitor Duties.



Robert J. Donchez, President of Council

Attachment

cc: C. Spadoni

City Council Solicitor

General Statement of Duties

Council's Solicitor will perform professional legal services for City Council. The primary responsibility of the position is to advise City Council on questions of law. Legal matters will be referred to the Council Solicitor by members of Council or through the City Clerk.

Specific Duties

- Attend all City Council meetings.
- Attend all Committee meetings when legal assistance is required, unless the Committee Chairperson, at his/her discretion, does not require the presence of the Council Solicitor.
- Conduct legal research.
- Review new ordinances or revisions to the Codified Ordinances prepared by the City Solicitor or his Assistants.
- Review leases and other legal documents prepared by the City Solicitor or his Assistants.
- Give advice on legal matters to Members of City Council.
- Respond to citizens' legal inquiries that are made to him by Members of City Council or the Clerk.
- Consult with City Solicitor on City legal matters when requested by the President of Council

Required Knowledge, Skills and Abilities

Good knowledge of modern principles and practices of law, and of local, State and Federal laws and court decisions affecting municipalities. Position requires tact, good professional judgment and ethics.

Additional Requirement

Council's attorney must have his own legal secretary to assist in the preparation of all opinions, memorandums, and whatever other correspondence is required in the performance of his duties.

CITY COUNCIL SOLICITOR - DUTIES

1. The Council Solicitor shall attend all regular meetings of City Council.
 - A. If unable to attend a City Council Meeting, the Council Solicitor shall contact the President of Council. Arrangements for a substitute shall be made through the President of Council at his discretion.
2. The Council Solicitor shall attend all committee meetings of City Council when legal assistance is required, unless the Committee Chairman, at his/her discretion, does not require the presence of the Council Solicitor.
 - A. Upon notification of the date, time and subject matter of a Council Committee meeting, the Council Solicitor will contact the Committee Chairperson or City Clerk to determine whether the Chairperson desires the presence of the Solicitor.
3. The Council Solicitor shall attend all Executive Sessions.
 - A. The Council Solicitor shall confer with the City Solicitor regarding the scheduling of every Executive Session.
4. The Council Solicitor shall attend any other meetings related to business of City Council when requested to by the President of Council or a Member of Council.
5. Recognizing that the Third Class City Code provides that the City Solicitor has the superintendence, direction and control of the law matters of the City, the City Council Solicitor shall be the primary source of legal opinions and legal advice requested by members of City Council. In instances in which the subject matter involves issues related to Administrative matters or issues which require the opinion of the City Solicitor, Council members may request the City Solicitor to issue an opinion and direct the Council Solicitor to consult with the City Solicitor concerning the issue.
6. The Council Solicitor shall forward a copy of all written opinions to the City Solicitor unless the opinion involves a confidential and/or privileged matter.
7. A copy of written legal opinions requested by a member of Council shall be forwarded to the President of Council, each of the Members of City Council and the City Clerk, unless a Member of Council requests confidentiality as to the opinion, at which time the communication will be subject to an attorney/client privilege.

8. The Council Solicitor shall be available to the Administration for the purposes of consultation concerning legal issues related to matters that may require future Council action.
9. The Council Solicitor shall be available to the office of the City Solicitor for the following purposes:
 - (a) Consultation concerning pending or threatened litigation involving the City or ordinances or resolutions of the City that may be subject to challenge;
 - (b) Consultation concerning the drafting of proposed City ordinances;
 - (c) Consultation regarding any other matters relating to City business at the request of the City Solicitor;
 - (d) To represent the City where the City Solicitor and/or Assistant City Solicitors have a conflict of interest, subject to the approval of the President of Council.
10. The Council Solicitor shall be available to the City Clerk for the purpose of consultation and advice on issues related to the duties of the Clerk and Council business. The Council Solicitor shall supply a FAX number, if available, to the Clerk to expedite the review and exchange of documents.
11. The Council Solicitor shall review all resolutions, leases, agreements and other documents upon which Council action will be required and shall consult and discuss with the City Solicitor all issues related thereto.
12. The Council Solicitor shall review proposed ordinances prepared by the Administration and discuss with the City Solicitor any clarifications, if necessary.

RESOLUTION NO. 2014 - 29

BE IT RESOLVED by the Council of the City of Bethlehem that the services of Christopher T. Spadoni, City Council Solicitor, are hereby terminated effective February 18, 2014; and

BE IT RESOLVED by the Council of the City of Bethlehem that

John F. Spirk, Jr., Esq.

is hereby appointed City Council Solicitor. This appointment is effective February 18, 2014.

Sponsored by /s/ Karen Dolan

/s/ Adam R. Waldron

ADOPTED by Council this 18th day of February, 2014.

/s/ J. William Reynolds
President of Council

ATTEST:

/s/ Cynthia H. Biedenkopf
City Clerk

PRESS RELEASE

Bethlehem City Council has notified the City Solicitor that effective March 10, 1986, Attorney John M. Morganelli will begin service as the legislative body's attorney. A description of his duties is attached. Mr. Morganelli will be paid the annual salary of \$12,000. It should be noted that a portion of this salary will be financed in the following way: Mr. Leeson's salary of \$27,300 will be reduced to \$22,000 and Assistant Solicitor Kelleher's salary will be cut from \$18,500 to \$16,800. It is anticipated that the remainder of Mr. Morganelli's salary will be financed from Unforeseen Contingencies. We feel justified in making the salary reductions within the Law Bureau Budget because Mr. Morganelli's presence will undoubtedly mean a reduced work load for both gentlemen.

March 5, 1986

ATTORNEY FOR CITY COUNCIL

General Statement of Duties

Council's attorney will perform professional legal services for City Council. The primary responsibility of the position is to advise City Council on questions of law. Legal matters will be referred to the attorney by members of Council or through the City Clerk.

Specific Duties

Attend all City Council meetings.
Attend all Committee meetings when legal assistance is required.
Conduct legal research and prepare new ordinances or revisions, and codification of ordinances for City Council.
Review leases and other legal documents prepared by the City Solicitor or his Assistant.
Give advice on legal problems to members of City Council.
Respond to citizen legal inquiries that are made to him or her by members of City Council or the Clerk.

Required Knowledge, Skills and Abilities

Good knowledge of modern principles and practices of law, and of local, State and Federal laws and court decisions affecting municipalities.
Position requires tact, good professional judgment and ethics.

Additional Requirement

Council's attorney must have his or her own legal secretary to assist in the preparation of all opinions, memorandums, and whatever other correspondence is required in the performance of his or her duties.



City of Reading

Fire Escrow Proceeds Audit Year Ending December 31, 2020

Internal Audit Report

Objective

Determine if the City of Reading's Fire Escrow Proceeds account activities adhered to applicable ordinance as written.

Scope

The timeframe of the Fire Escrow Proceeds activities under review was from January 1, 2020 through December 31, 2020.

Items reviewed included: Ordinance Bill No. 6-95, Bill No. 32,-2013, cash receipts, disbursements, fire escrow insurance payment schedule, and applicable general ledger posting.

Methodology

Internal Audit reviewed all Fire Escrow Proceeds transactions. Due to the sensitive nature of this area of review, Internal Audit tested for 100% compliance.

To achieve our objectives, Internal Audit performed audit procedures by obtaining and reviewing the following:

- Listed in the ordinance, Bill No. 6-95, “The Insurer shall transfer from the insurance Proceeds to the Municipal Office the aggregate of \$2,000.00 for each \$15,000.00 of a claim”, in this case to the City of Reading.
- Per Bill NO.32,-2013, “The City of Reading may by Ordinance fix reasonable fees to be charged for municipal activities and services provided pursuant to this part; including but not limited to, issuance of certificates and bills, performance of inspections and opening separate fund accounts”.

Audit Results

During the month of May, an audit was completed for the Fire Escrow account from January 01, 2020 through December 31, 2020, part of this audit was also to reconcile Fire Escrow cash receipts and disbursements. The data needed for this audit was provided by the Treasurer Manager who is responsible to maintain a log with all necessary information for each property of which the proceeds are received. These proceeds are received from the Fire Escrow Insurance and it appears to have been historically deposited into the Fire Escrow Account under fund 31 which are used as a “security against the local cost of removing, repair, or securing the building”. The data received has been reviewed and analyzed by the City Auditor which tie to the Trial Balance obtained by the City Controller. The liability ending balance of the Fire Escrow Account as of 12/31/2020, is \$766,833.44. See Table 1 below.

Fire Escrow Balance as of December 31, 2020. Table 1

| | |
|--------------------------|---------------------|
| Balance as of 12/31/2019 | 729,907.01 |
| 2020 Proceeds | 142,388.83 |
| 2020 Reimbursements | <u>(105,412.40)</u> |
| Total | \$766,883.44 |

The majority of all the proceeds received during the years of 2013, 2015, 2016, 2017, 2018, 2019, and 2020 have not been disbursed, and this has originated a significantly increase to the liability, see Fire Escrow Liability Aging per year, see Table 2 below. Although, a total of \$105,412.40 was reimbursed during the fiscal year of 2020, the City still has a greater liability by \$36,976.43 compared to the 2019 liability. This liability has been recorded in fund 31, which is in compliance with Bill NO. 32,-2013. The list attached is showing the details the name of the owner, the parcel #, the address of the property and the dates/amounts of when these proceeds were received; also the total liability that the City has as of December 31, 2020.

Fire Escrow Liability Aging – Table 2

| Years of Receipts Aging | 12/31/19 Balance | Current Year Receipts | Current Year Payments | 12/31/20 Balance | % as of 12/31/20 |
|-------------------------|------------------|-----------------------|-----------------------|-------------------|------------------|
| 2010 & Prior | 212,536.85 | | (42,594.83) | 169,942.02 | 22.2% |
| 2011-2015 | 192,931.93 | | 0.00 | 192,931.93 | 25.1% |
| 2016 | 87,153.00 | | 0.00 | 87,153.00 | 11.4% |
| 2017 | 60,707.77 | | (10,368.66) | 50,339.11 | 6.6% |

| | | | | | |
|---------------|-------------------|-------------------|---------------------|-------------------|---------------|
| 2018 | 65,452.08 | | (4,600.00) | 60,852.08 | 7.9% |
| 2019 | 111,125.38 | | (37,565.09) | 73,560.29 | 9.6% |
| 2020 | 0.00 | 142,388.83 | (10,283.82) | 132,105.01 | 17.2% |
| TOTALS | 729,907.01 | 142,388.83 | (105,412.40) | 766,883.44 | 100.0% |

Recommendations

- Due to the liability increase throughout the years, the Administration should implement a plan on how to enhance the effectiveness of the Fire Escrow proceeds disbursement process in order to reduce this liability.

Department of Finance response

- The current fire escrow process is working in an efficient and effective manner, however that does not help the sizeable liability that has accrued prior to the treasury office staff being in place.
- The most effective way to remove a large part of the outstanding liability would be for Council to authorize an amnesty program that allows suspension of the requirement that remediation work be performed on the impacted property [certified by City Trades office] before we release the escrow funds. This will create dispensation for us to release escrow for properties that have not completed the work and are not currently seeking the proceeds that are sitting on our books. During the “amnesty period” property owners would be allowed to seek release of funds. After the end of the amnesty period we would “write off” the remaining liability and send it to the Unclaimed Property Bureau at the Commonwealth Department of Revenue.

| FIRE ESCROW LIABILITY AS OF DECEMBER 31, 2020 | | | | | | | | |
|---|--------------------|-------------------------------------|----------------|----------------------------|-----------------|------------------|-------------|-------------------|
| Parcel # | Address | Name | Date of Escrow | Beginning Amount of Escrow | Date of Payment | Amount Disbursed | Ending Bal. | O/S Bal. 12/31/20 |
| 15-5307-64-43-9614 | 207 W Greenwich St | Michael Young | | 364.00 | | | 364.00 | |
| 03-5306-28-99-9421 | 116 S 9th St | Vinh Phan Vu - SOLD | | 3,400.00 | | | 3,400.00 | |
| 06-5307-66-62-2774 | 433 N 2nd St | Investment Properties - SOLD | | 1,000.00 | | | 1,000.00 | 4,764.00 |
| 14-5307-66-63-4248 | 232 Hudson St | Julio Madera De Jesus - SOLD | | 2,000.00 | | | 2,000.00 | |
| 03-5316-22-19-4306 | 121 A Wunder St | Aristeo Ruiz - SOLD | | 2,000.00 | | | 2,000.00 | 4,000.00 |
| 08-5317-77-00-6848 | 107 N 10th St | John & Doris Nolan - SOLD | | 4,199.00 | | | 4,199.00 | 4,199.00 |
| 07-5307-67-82-1691 | 407 Church St | Felix & Evangelina Freytiz - SOLD | | 4,854.83 | 10/6/2020 | (4,854.83) | 0.00 | |
| 11-5317-62-23-1018 | 1255 Green St | donna Leandro & Norma Murphy - SOLD | | 4,000.00 | 10/6/2020 | (4,000.00) | 0.00 | 0.00 |
| 11-5317-62-12-8658 | 444 Birch St | Rafael Alegria - SOLD | | 5,820.00 | | | 5,820.00 | |
| 15-5307-65-63-1218 | 156 Hudson St | Maria Ocasio - SOLD | | 6,000.00 | | | 6,000.00 | 11,820.00 |
| 05-5306-26-69-8574 | 306 Franklin St | Joseph Amato | 10/08/99 | 12,932.00 | | | 12,932.00 | 12,932.00 |
| 02-5306-36-98-4601 | 763 Bingaman St | Janis & Louis Nelson - SOLD | | 8,232.00 | | | 8,232.00 | 8,232.00 |
| 12-5317-53-13-0726 | 620 N 11th St | Ethel Row - SOLD | 05/01/02 | 5,217.50 | | | 5,217.50 | |
| 15-5307-47-35-4210 | 417 W Windsor St | Julio Burgos - SOLD | 01/17/02 | 6,666.66 | | | 6,666.66 | |
| 15-5307-63-33-4547 | 668 Eisenbrown St | John D Miller-SOLD | 02/08/02 | 3,295.25 | | | 3,295.25 | 15,179.41 |
| 12-5317-53-03-2821 | 630 Moss St | Robert & Katherine Hewitt - SOLD | 09/04/03 | 10,372.04 | | | 10,372.04 | 10,372.04 |
| 16-5316-33-57-1652 | 1824 Cotton St | Ferris Patt - SOLD | | 7,800.00 | | | 7,800.00 | |
| 15-5307-64-43-2693 | 610 Schuylkill Ave | Gutama Leonidas - SOLD | 04/29/05 | 3,380.00 | | | 3,380.00 | |
| 16-5316-31-38-6375 | 1537 Perkiomen Ave | Aleksandra & Zoran Kotevska -SOLD | 06/06/05 | 8,000.00 | | | 8,000.00 | |
| 17-5317-38-16-3837 | 1125 Marion St | Luis Daniel Ayala | 05/12/05 | 6,000.00 | | | 6,000.00 | |
| 15-5307-64-42-9994 | 190 W Green St | Altagracia Pabon Baez - SOLD | 08/24/05 | 4,847.85 | | | 4,847.85 | |
| 12-5317-54-13-4859 | 645 Locust St | Litton Loan Servicing - SOLD | 05/23/05 | 3,477.20 | | | 3,477.20 | 33,505.05 |
| 06-5307-72-42-6477 | 436 Miltmore St | TD Property Management | 06/26/06 | 3,333.33 | | | 3,333.33 | 3,333.33 |
| 09-5317-69-02-9021 | 310 Heckmans Ct | Terry Conrad | 02/13/08 | 8,540.00 | | | 8,540.00 | |
| 17-5317-37-07-1000 | 1219 N 9th St | Lorrie Baskerville | 01/31/08 | 9,012.53 | | | 9,012.53 | |
| 08-5317-77-00-8995 | 111 Mulberry St | Juan & Candida Martinez | 08/21/08 | 15,246.00 | | | 15,246.00 | 32,798.53 |

| | | | | | | | | | |
|--------------------|--------------------|---|----------|-----------|-----------|-------------|--|-----------|-----------|
| 02-5306-35-87-5599 | 440 Minor St | Luis Toro | 01/02/09 | 5,333.33 | | | | 5,333.33 | |
| 09-5317-69-01-0965 | 905 Elm St | Bayview Loan Servicing LLC/Euclides Nunez | 12/24/09 | 4,000.00 | | | | 4,000.00 | 9,333.33 |
| 02-5306-36-98-3487 | 300 S 8th St | Auto Beauty Shop Marek T Kosiba | 04/07/10 | 33,740.00 | 4/17/20 | (33,740.00) | | | |
| 10-5316-37-07-8387 | 547 Maple St | Craig Berardino | 03/25/10 | 5,340.00 | | | | 5,340.00 | |
| 15-5307-57-64-1713 | 163 Douglass St | Marco Rico | 04/19/10 | 14,133.33 | | | | 14,133.33 | 19,473.33 |
| | | | | | | | | | |
| 11-5317-62-13-5089 | 1161 Green St | Robert & Donna Pirouet | 12/21/11 | 9,900.00 | | | | 9,900.00 | |
| 12-5317-53-04-4186 | 704 N 10th St | Javier Anguiano | 12/23/11 | 4,667.00 | | | | 4,667.00 | 14,567.00 |
| | | | | | | | | | |
| 08-5307-84-90-8879 | 839 Washington St | Laurence Lazinski | 07/11/12 | 9,341.00 | | | | 9,341.00 | |
| 13-5317-38-16-8554 | 1138 Birch St | Pinnacle Realty Investment | 08/23/12 | 8,000.00 | | | | 8,000.00 | |
| 07-5307-75-71-9837 | 253 N 5th St | Miracila Richard | 09/06/12 | 16,279.66 | | | | 16,279.66 | 33,620.66 |
| | | | | | | | | | |
| 06-5307-64-42-6529 | 454 Miltimore St | Felix Sanchez | 01/07/13 | 2,327.98 | | | | 2,327.98 | |
| 04-5306-27-78-6880 | 220 S 5th St | Cresnac Ducheine | 06/19/13 | 54,773.33 | | | | 54,773.33 | 57,101.31 |
| | | | | | | | | | |
| 13-5317-45-15-0822 | 1008 N 11th St | Edelisa Pena -SOLD | 01/08/14 | 5,333.32 | | | | 5,333.32 | |
| 03-5306-28-99-7533 | 824 Franklin St | Sovereign Bank | 01/24/14 | 2,000.00 | | | | 2,000.00 | |
| 06-5307-73-51-3799 | 129 W Elm St | Felipe Tineo | 02/12/14 | 5,333.33 | | | | 5,333.33 | |
| 13-5317-38-16-4711 | 1130 Marion St | GS Realty - SOLD | 02/12/14 | 10,667.00 | | | | 10,667.00 | |
| 14-5307-35-87-1779 | 534 Pike St | David Harman - SOLD | 06/23/14 | 8,000.00 | | | | 8,000.00 | |
| 12-5317-53-03-9912 | 651 Mulberry St | Anwilias Mendez - SOLD | 10/27/14 | 3,924.00 | | | | 3,924.00 | 35,257.65 |
| | | | | | | | | | |
| | | Marcus & Paulette House | 01/12/15 | 14,466.14 | 8/16/17 | (12,028.70) | | 2,437.44 | |
| 09-5317-69-02-8399 | 1034 Buttonwood St | Faustino Romero | 10/26/15 | 4,666.67 | | | | 4,666.67 | |
| 14-5307-66-63-3327 | 213 Hudson St | Maeola Ellison | 10/21/15 | 9,000.00 | | | | 9,000.00 | |
| 02-5316-37-07-3155 | 941 Laurel St | Susquehanna Bank/Johnny W Rivera | 06/25/15 | 2,642.93 | | | | 2,642.93 | |
| 13-5307-44-96-9249 | 1100 N 9th St | Bayview Loan Servicing Llc | 10/06/15 | 11,450.67 | | | | 11,450.67 | |
| 14-5307-66-63-3337 | 215 Hudson St | angelica Morla & Danilo Zorrilla | 10/28/15 | 2,187.60 | | | | 2,187.60 | |
| 07-5307-75-72-7201 | 326 N 5th St | Harvey Antoine | 11/05/15 | 20,000.00 | | | | 20,000.00 | 52,385.31 |
| | | | | | | | | | |
| | | | | | | | | | |
| 16-5316-40-46-0913 | 636 S 16 1/2 St | Michael Dietrich | 05/05/16 | 12,513.00 | | | | 12,513.00 | |
| 17-5317-29-08-4281 | 1446 N 10th St | Patricia & Jacqueline Farr | 08/31/16 | 17,760.00 | | | | 17,760.00 | |
| 02-5306-36-97-4853 | 102 Nerversink St | AJ Nawa & Sons Inc | 06/08/16 | 56,880.00 | | | | 56,880.00 | 87,153.00 |
| | | | | | | | | | |
| 14-5307-43-76-9751 | 1157 N 5th St | Gregorio Garcia-Vasquez | 08/09/17 | 10,368.66 | 1/30/2020 | (10,368.66) | | - | |
| 15-5307-64-43-9308 | 542 Weiser St | Donnell D Bruton & Delma Orteiz | 01/04/17 | 17,732.82 | | | | 17,732.82 | |
| 12-5317-54-13-9991 | 637 Birch St | Linda & George Schwambach | 04/04/17 | 9,907.16 | | | | 9,907.16 | |
| 12-5317-54-13-9991 | 637 Birch St | Linda & George Schwambach -SOLD | 06/05/17 | 175.80 | | | | 175.80 | |

| | | | | | | | | |
|--------------------|--------------------------------|---|------------|------------|-------------------|---------------------|-----------|-------------------|
| 09-5307-76-92-6083 | 310 Cedar St | Benito Perez - SOLD | 11/01/17 | 3,990.00 | | | 3,990.00 | |
| 01-5306-35-88-2006 | 537 Bingaman St | Javier Santos - SOLD | 12/12/17 | 9,200.00 | | | 9,200.00 | |
| 14-5307-51-76-7056 | 1040 N 5th St | Agueda Diaz | 12/15/2017 | 9,333.33 | | | 9,333.33 | 50,339.11 |
| | | | | | | | | |
| 11-5317-61-02-9802 | 445 Mulberry St | Ydalia Perez | 11/29/2018 | 4,600.00 | 1/17/2020 | (4,600.00) | - | |
| 19-5307-22-29-4349 | 1517 Greenview Ave | Leona K. Hilbert - SOLD (Payment made to Nathan D. Molnar) | 03/15/18 | 22,000.00 | | | 22,000.00 | |
| 16-5316-31-37-1897 | 448 S 15th St | EJF Investments Inc | 05/08/18 | 12,000.00 | | | 12,000.00 | |
| 15-5307-63-33-6361 | 613 Eisenbrown St | Juana Frutos Gonzalez | 07/22/18 | 8,665.41 | | | 8,665.41 | |
| 02-5306-36-97-3946 | 56 Neversink St | Maria L Cortes | 08/08/18 | 15,980.00 | | | 15,980.00 | |
| 17-5317-29-07-1709 | 1357 N 9th St. | Celso Vargas | 09/06/18 | 2,206.67 | | | 2,206.67 | 60,852.08 |
| | | | | | | | | |
| | | | | | | | | |
| 10-5316-30-17-7709 | 503 S 12th St | Alicia and Carlos Sanchez | 11/27/2019 | 13,560.00 | 10/6/2020 | (13,560.00) | - | |
| 15-5307-65-53-4467 | 118 W Greenwich St | Luz M Polanco De Los Santos | 12/17/2019 | 12,666.64 | 10/6/2020 | (12,666.64) | - | |
| 15-5307-56-44-5575 | 242 W Douglass St | Diamond Property Pro Inc. | 11/26/2019 | 6,500.00 | 2/10/2020 | (6,500.00) | - | |
| 03-5316-21-09-4543 | 940 Franklin St | Pablo Rodriguez | 2/19/2019 | 4,838.45 | 1/30/2020 | (4,838.45) | - | |
| 15-5307-64-33-7175 | 408 W. Greenwich St | Jaime Acosta | 2/19/2019 | 16,446.96 | | | 16,446.96 | |
| 14-5307-66-63-3238 | 214 Hudson St. | Nahuel Calli/Maria Slvini | 9/18/2019 | 5,740.00 | | | 5,740.00 | |
| 09-5317-69-01-3781 | 233 Rummels Court | Rummels LLC | 11/6/2019 | 34,660.00 | | | 34,660.00 | |
| 15-5307-65-53-4447 | 120 W Greenwich St | Stela Centeno | 11/12/2019 | 11,333.33 | | | 11,333.33 | |
| 09-5317-69-01-3783 | 237 Rummels Ct | Rummels LLC | 11/12/2019 | 5,380.00 | | | 5,380.00 | 73,560.29 |
| | | | | | | | | |
| 81-5326-11-65-6274 | 257 Elm Street | Selma Cody | 2/3/2020 | 10,283.82 | 3/16/2020 | (10,283.82) | - | |
| 66-5308-16-83-9825 | 126 Raymond St. Reading, PA | missing information from Fire Escrow Form | 5/12/2020 | 18,000.00 | | | 18,000.00 | |
| 14-5307-35-87-3925 | 1404 N 6th Street, Reading, PA | missing information from Fire Escrow Form | 5/12/2020 | 12,486.01 | | | 12,486.01 | |
| 14-5307-66-63-5663 | 239 Grenwich Street, Rdg. PA | Carmen Rivera | 6/29/2020 | 7,053.00 | | | 7,053.00 | |
| 18-5306-57-53-4873 | 618 Lancaster Ave. Rdg. PA | Dariel J. Linarez-Lopez | 8/20/2020 | 28,860.00 | | | 28,860.00 | |
| 14-5307-35-87-1905 | 523 Pike St. Reading, PA | Cesar R. Vandertlorst | 9/28/2020 | 26,660.00 | | | 26,660.00 | |
| 11-5317-61-13-0128 | 518 N. 11th Street | Tracy Boyer | 9/10/2020 | 21,546.00 | | | 21,546.00 | |
| 13-5317-46-16-8150 | 1054 Birch St. Reading, PA | Junior Suarez De La Cruz | 9/28/2020 | 17,500.00 | | | 17,500.00 | 132,105.01 |
| | | Total Outstanding Balance as of 12/31/2020 | | 884,324.54 | | (117,441.10) | | 766,883.44 |
| | | | | | | 12,028.70 | | |
| | | | | | Total 2020 | (105,412.40) | | |